

PHA Plans

Streamlined 5-Year/Annual Version

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
(exp 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

PHA Name:
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY 20__

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Housing Authority of St. Louis Park

PHA Number: MN144

PHA Fiscal Year Beginning: 04/2005

PHA Programs Administered:

☒ **Public Housing and Section 8** ☐ **Section 8 Only** ☐ **Public Housing Only**

Number of public housing units: 157 Number of S8 units: Number of public housing units:

Number of S8 units: 265

☐ **PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☒ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans and attachments (if any) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☒ PHA local offices
- ☒ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☒ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☒ PHA development management offices

☐ Other (list below)

Streamlined Five-Year PHA Plan
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.12]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ The PHA's mission is: (state mission here)

In conjunction with Vision St. Louis Park, the Housing Authority works to integrate policies and programs that enhance the livability and strong sense of community in St. Louis Park.

The Housing Authority operates a variety of programs to ensure the availability of safe and desirable housing options that meet the diverse needs of the St. Louis Park community, including opportunities for a variety of lifecycle housing options and a range of housing choices for households of all incomes.

The Housing Authority operates to make assisted housing programs a strong community asset by maintaining our public housing buildings well, by administering strong and effective rental assistance programs, and by promoting opportunities for program participants to achieve economic independence.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

☐ PHA Goal: Expand the supply of assisted housing
Objectives:

- ☐ Apply for additional rental vouchers:
- ☐ Reduce public housing vacancies:
- ☐ Leverage private or other public funds to create additional housing opportunities:
- ☐ Acquire or build units or developments
- ☐ Other (list below)

- ☐ PHA Goal: Improve the quality of assisted housing
- Objectives:
- ☐ Improve public housing management: (PHAS score)
 - ☐ Improve voucher management: (SEMAP score)
 - ☐ Increase customer satisfaction:
 - ☐ Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - ☐ Renovate or modernize public housing units:
 - ☐ Demolish or dispose of obsolete public housing:
 - ☐ Provide replacement public housing:
 - ☐ Provide replacement vouchers:
 - ☐ Other: (list below)

- ☐ PHA Goal: Increase assisted housing choices
- Objectives:
- ☐ Provide voucher mobility counseling:
 - ☐ Conduct outreach efforts to potential voucher landlords
 - ☐ Increase voucher payment standards
 - ☐ Implement voucher homeownership program:
 - ☐ Implement public housing or other homeownership programs:
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☐ PHA Goal: Provide an improved living environment
- Objectives:
- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - ☐ Implement public housing security improvements:
 - ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☐ PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:

- ☐ Increase the number and percentage of employed persons in assisted families:
- ☐ Provide or attract supportive services to improve assistance recipients' employability:
- ☐ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☐ PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
 - ☐ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☐ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

St. Louis Park Housing Authority

Vision Elements **The Community**

1. Desirable housing choices exist for families and individuals of all incomes.
2. There is a balance of housing choices for households at all phases of the life cycle.
3. St. Louis Park is a unique, safe, pedestrian- and transit-oriented community. Housing policies and planning embrace livable communities principles to ensure this vision.

Agency Administration and Programs

1. The public housing stock is well-maintained and a positive community asset.
2. The Housing Authority is financially solvent and strives for greater financial capacity.
3. The administration of Housing Authority programs is efficient, effective and productive.
4. The Housing Authority has a good professional image as a developer, property manager and policy maker in St. Louis Park.

The Agency as Partner

1. The Housing Authority seeks opportunities to work in partnership with for profit and nonprofit organizations to address housing and related social service needs in St. Louis Park.
2. The Housing Authority has a strong relationship with the City Council, City staff and the citizens of St. Louis Park.

Our Residents

1. Current and past residents of subsidized housing have improved their economic status and are less dependent on public assistance.
2. Residents unable to achieve economic independence because of age, disability or circumstance have improved their quality of life and are contributing members of the community.

Streamlined Annual PHA Plan


PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- ☒ 1. Housing Needs
- ☒ 2. Financial Resources
- ☒ 3. Policies on Eligibility, Selection and Admissions
- ☒ 4. Rent Determination Policies
- ☒ 5. Capital Improvements Needs
- ☐ 6. Demolition and Disposition (N/A)
- ☐ 7. Homeownership (N/A)
- ☒ 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- ☒ 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- ☒ 10. Project-Based Voucher Program
- ☒ 11. Supporting Documents Available for Review
- ☒ 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- ☒ 13. Capital Fund Program 5-Year Action Plan
- ☒ 14. Other (List below, providing name for each item)
 -  **Family Self-Sufficiency Action Plan**

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;
Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.
For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:
Form HUD-50070, Certification for a Drug-Free Workplace;
Form HUD-50071, Certification of Payments to Influence Federal Transactions;
Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	904		
Extremely low income <=30% AMI	733	81%	
Very low income (>30% but <=50% AMI)	136	15%	
Low income (>50% but <80% AMI)	26	3%	
Families with children	177	19.5%	
Elderly families	45	5%	
Families with Disabilities	241	27%	
Race/ethnicity - white	315	35%	
Race/ethnicity – black	562	62%	
Race/ethnicity – Am. Ind/Alaskan	23	2.5%	
Race/ethnicity - Asian	4	.4%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	459	42%	
2 BR	110	13%	
3 BR	190	22%	
4 BR	112	16%	
5 BR	33	6%	
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 3 -for one bedroom list			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (for specific bedroom Sizes)			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Handicapped Accessible unit list stays open			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	433		
Extremely low income <=30% AMI	N/A		
Very low income (>30% but <=50% AMI)	N/A		
Low income (>50% but <80% AMI)	N/A		
Families with children			
Elderly families	20		
Families with Disabilities	30		
Race/ethnicity - white	209	46%	
Race/ethnicity - African American	233	52%	
Race/ethnicity - Amer/Ind	7	1.5%	
Race/ethnicity - Asian	2	.44%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 36			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - For specific project based developments.			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program (Criminal Background Check Only)
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

*** St. Louis Park jurisdiction contains no census tract areas defined as poverty concentrated and no areas of minority concentration.**

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
 - ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
 - ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance. (Ex. - Shelter Plus Care)
 - ☐ Other: (list below)
- ?? **Continue partnership with Project for Pride in Living to operate a mixed finance 129 unit affordable housing complex; 12 units are MHOP public housing units.**
- ?? **Continue partnership with two non-profit organizations to administer 22 units of Shelter Plus care rent assistance.**
- ?? **Work with the Brookside Developer and West Hennepin Affordable Housing Land Trust (WAHLT) on the development of two land trust condominium units in the Brookside redevelopment project.**

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)
- ?? **A waiting list preference has been established for families that are participating in or are recent graduates of a self-sufficiency program.**
- ?? **The HA administers a Family Self Sufficiency program that can serve up to 40 public housing and Section 8 participants.**

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)
- ?? **A waiting list preference has been established for families that are participating in or are recent graduates of a self-sufficiency program.**

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)
- ?? **Waiting list preference established for elderly and near elderly families.**

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)
- ?? **Waiting list preferences have been established for applicants with disabilities for both the Section 8 and Public Housing programs.**
- ?? **7 vouchers have been project-based at Vail Place, a housing development for person with mental illness.**

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
☐ Other: (list below)
~~St. Louis Park~~ jurisdiction contains no census tract areas defined as poverty concentrated and no areas of minority concentration. Counseling efforts relate to units available in St. Louis Park and participants “porting” in to St. Louis Park from other housing jurisdictions.

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- ☒ Funding constraints
☒ Staffing constraints
☒ Limited availability of sites for assisted housing
☒ Extent to which particular housing needs are met by other organizations in the community
☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
☒ Influence of the housing market on PHA programs
☒ Community priorities regarding housing assistance – **consistent with City’s Housing Goals**
☒ Results of consultation with local or state government
☒ Results of consultation with residents and the Resident Advisory Board
☒ Results of consultation with advocacy groups
☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$320,000	
b) Public Housing Capital Fund	\$220,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,630,000	
f) Resident Opportunity and Self-Sufficiency Grants	\$18,453	
g) Community Development Block Grant	\$240,400	Community identified housing needs – rehab and support services
h) HOME		
Other Federal Grants (list below)		
Shelter Plus Care	\$127,600 annually (\$638,000 total for 5 year grant)	Rental Assistance
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund 2003	\$190,622	Public Housing rehab and modernization activities
Capital Fund 2004	\$220,761	
3. Public Housing Dwelling Rental Income	\$434,280 (approx)	Public Housing operational costs
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	\$3,402,116	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

☒ When families are within a certain number of being offered a unit: (state number)

When families are within 1-10 places from the top of the list.

☐ When families are within a certain time of being offered a unit: (state time)

☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

☒ Criminal or Drug-related activity

☒ Rental history

☒ Housekeeping

☒ Other: **Credit Check**

Personal/Professional References

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? **(received through City request)**

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

☒ Community-wide list

☐ Sub-jurisdictional lists

☐ Site-based waiting lists

☒ Other (describe):

Bedroom Size

b. Where may interested persons apply for admission to public housing?

☒ PHA main administrative office

☐ PHA development site management office

☒ Other (list below)

Applications are mailed upon request when the waiting list is open.

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? **No**
If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? _____

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? _____

4. ☒ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below: **The complaint was filed by an existing tenant at Hamilton House and is related to a claim that staff entered her apartment without proper notice. This has no connection to Site based waiting lists.**

d. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One (**for Family Scattered Site Units**)
☒ Two (**for Hamilton House**)
☐ Three or More

- b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: **See above-3a**

(4) Admissions Preferences

- a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

Without targeting, 73% of admissions to Public Housing in FYE 3/31/05 are families at or below 30% of median income.

- b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
☒ Over-housed
☒ Under-housed
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☒ Resident choice: (state circumstances below)
☒ Other: (list below)

Hardship Transfers are granted to alleviate extreme hardship.

Convenience transfers to another unit are granted at Hamilton House. There is a \$50.00 charge and this option is not offered to scattered site residents.

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☒ Households that contribute to meeting income requirements (targeting) **if needed**
- ☒ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

?? **Elderly or Disabled or Handicapped or Family of 2 or more.**

?? **Near Elderly (age 50-61) non-handicapped or disabled.**

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

☒ 3 Date and Time

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences (select all that apply)

- ☒ 2 Working families and those unable to work because of age or disability
- ☒ 2 Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☒ 2 Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☒ 2 Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

?? **1 - Elderly or Disabled or Handicapped or Family of 2 or more. 10 points**

?? **1 - Near Elderly (age 50-61) non-handicapped or disabled. 10 points**

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☒ Other source (list)
 - ?? **Resident Handbook**
 - ?? **Housekeeping Standards**
 - ?? **Resident Newsletters**

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☒ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

- a. ☐ Yes ☒ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

- b. ☐ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- ☒ Criminal or drug-related activity only to the extent required by law or regulation
 - ☐ Criminal and drug-related activity, more extensively than required by law or regulation
 - ☐ More general screening than criminal and drug-related activity (list factors):
 - ☐ Other (list below)
- b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? **(Obtained through local police)**
- d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☐ Criminal or drug-related activity
 - ☒ Other (describe below)
- ?? **Previous address of applicant**

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- ☐ None
 - ☐ Federal public housing

- ☐ Federal moderate rehabilitation
☒ Federal project-based certificate program
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?
(select all that apply)

- ☒ PHA main administrative office
☒ Other (list below)

?? **Applications will be mailed upon request when the waiting list is open.**

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

?? **When the HA is satisfied that the family has made reasonable effort to locate a unit, including seeking assistance from the HA, throughout the initial 60 day period.**

?? **The family was unable to search for a unit due to illness or other emergency conditions.**

(4) Admissions Preferences

a. Income targeting

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

Without targeting, 100% of admissions to the Section 8 Voucher Program in Fiscal Year End 3/31/2005 have been families at or below 30% of median area income.

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to Section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness

☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans' families
- ☒ Residents who live and/or work in your jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☒ Households that contribute to meeting income requirements (targeting) **if needed**
- ☒ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

?? **Elderly or Handicapped or Disabled or Family of 2 or more persons.**

?? **Near-elderly single (age 50-61) non-handicapped or disabled.**

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

4 Date and Time

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
- 3 Veterans and veterans' families
- 2 Residents who live and/or work in your jurisdiction **and will continue to reside in their current unit in St. Louis Park.**
- Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- 3 Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
- ?? **1 - Elderly or Handicapped or Disabled or Family with two or more persons – 10 points**
- ?? **1- Near-elderly single (50-61) non-handicapped or disabled – 10 points**

?? 4 - Applicants that meet occupancy and/or supportive housing program eligibility requirements for project-based developments.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☐ Date and time of application
☒ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- ☒ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

?? To date it has not been necessary for the HA to select residents from the waiting list over others in order to meet the income targeting requirements.

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
☒ Briefing sessions and written materials
☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☒ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one of the following two)

- ☒ The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
- ☐ The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☒ \$0
☐ \$1-\$25
☐ \$26-\$50

?? **Depending on ongoing funding shortages, the HA may need to consider establishing a minimum rent as cost cutting measure.**

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% of adjusted income

1. ☒ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

?? **The HA established flat rents for all its Public Housing units in accordance with the Quality Housing and Work Responsibility Act. Existing residents with higher incomes who choose to pay the flat rent could possible pay less than 30% of adjusted income for rent.**

Bedroom Size	Rent Amount
1	\$610
2	\$751
3	\$983
4	\$1108
5	\$1274

***effective 01/01/2005**

Public Housing residents will be permitted to choose annually whether the family will pay a "flat" rent for their unit or an income based rent.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA

plan to employ (select all that apply) **N/A**

- ☐ For the earned income of a previously unemployed household member
- ☐ For increases in earned income
- ☐ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent-setting policy)
- If yes, state percentage/s and circumstances below:

- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☒ At family option (**for income decreases**)
- ☐ Any time the family experiences an income increase
- ☒ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) **\$300.00 per month**
- ☒ Other (list below)
?? Any additions to the household members named on the lease, excluding births, require written approval of the HA.

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ The section 8 rent reasonableness study of comparable housing
- ☐ Survey of rents listed in local newspaper
- ☐ Survey of similar unassisted units in the neighborhood - **St. Louis Park Annual Rent**

Survey

- ☒ Other (list/describe below)

?? Fair Markets Rents

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☒ At or above 90% but below 100% of FMR (**0 & 1 bedroom units below the FMR**)
- ☒ 100% of FMR (**2,3,4 & 5 bedroom size units equal FMR**)
- ☐ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☒ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☒ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☒ Other (list below)

?? **St. Louis Park Annual Rent Survey**

?? **Published Fair Market Rents**

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☒ \$0
- ☐ \$1-\$25
- ☐ \$26-\$50

*** Depending on ongoing funding shortages, the HA may need to consider establishing a minimum rent as a cost cutting measure.**

b. ☐ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. ☐ Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:
Development (project) number:
Status of grant: (select the statement that best describes the current status)
☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved
☐ Activities pursuant to an approved Revitalization Plan underway
- c. ☐ Yes ☐ No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. ☐ Yes ☐ No: Will the PHA be engaging in any mixed-finance development activities for

public housing in the Plan year? If yes, list developments or activities below:

- e. ☐ Yes ☐ No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (1) ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(2) Program Description

a. Size of Program

☐ Yes ☐ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? _____

b. PHA-established eligibility criteria

☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

c. What actions will the PHA undertake to implement the program this year (list)?

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. ☐ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. ☐ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. ☐ Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2005 - 2010)

***See attached Action Plan**

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan: **Change to Housing Authority Mission Statement, Values or Goals.**

b. Significant Amendment or Modification to the Annual Plan: **Amendments of modifications relating to or affecting Security Deposits, Excess Utility Charges, Rent Charges, Definition of Family, Preference in Selection of Tenants and Grievance Procedures, Service Charges, and creation or implementation of new programs.**

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

a. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

- ~~///~~ **Would support establishment of a minimum rent; tenants would have more respect –value the program/unit if they have to pay for it.**
- ~~///~~ **Concerned that there are not enough vouchers available to provide project-based residents a tenant-based voucher after their 1 year required residency in the project-base development.**
- ~~///~~ **Support efforts to provide affordable homeownership opportunities, including continued funding of the FSS Trails program which provides an opportunity to establish an escrow that can be used to purchase a home.**
- ~~///~~ **Support efforts to create Land Trust homeownership units in the Brookside development.**
- ~~///~~ **Appreciate the income disregard for residents in Public housing that become employed.**
- ~~///~~ **Preferences are fair. Give all families a chance to receive housing assistance. Would support providing preferences for those in most need – homeless, battered women, 30% or below median income – but not at the exclusion of other applicants.**

- ~~☒~~ **Support flat rent concept but feel people should move on at some point.**
- ~~☒~~ **Ensure we accommodate applicants whose preferences may change.**
- ~~☒~~ **Concern that routine maintenance requests on Public Housing units be addressed quicker than the HUD 30 day requirement.**
- ~~☒~~ **Concern that some residents at project-based developments may only move-in to get the tenant-based voucher following the 1-year required residency.**

b. In what manner did the PHA address those comments? (select all that apply)

- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:
- ☐ Other: (list below)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

☒ Yes ☐ No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: **Andria Daniel**

Method of Selection:

☒ Appointment **One seat on the Board is specifically designated for a program participant. Public Housing and Section 8 residents are notified when there is an opening on the Board. Resident's fill out an application and are interviewed by the City Council. A candidate is selected and appointed by the Mayor and City Council.**

The term of appointment is: 5 years, expiration date is 06/30/2007

☐ Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on

- ☐ ballot
☐ Other: (describe)

Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
☐ Any head of household receiving PHA assistance
☐ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization
☐ Other (list)

Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
☐ Representatives of all PHA resident and assisted family organizations
☐ Other (list)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- ☐ The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
☐ The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
☐ Other (explain):

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

Consolidated Plan jurisdiction: Hennepin County, MN

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

- ☒ The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
☒ The PHA has participated in any consultation process organized and offered by

- the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- ☐ Other: (list below)

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Suburban Hennepin County has several goals including:

- ?? **Increase the number of opportunities for individuals and families to access safe, appropriate, and affordable housing.**
- ?? **Improve the stability of neighborhoods by encouraging integration by race, income group, and household type.**
- ?? **Promote neighborhood redevelopment and revitalization by encouraging economic development and redevelopment and eliminating slum and blight.**
- ?? **Improve delivery of services to populations in need.**
- ?? **Provide adequate resources to address the needs of homeless families and individuals.**
- ?? **Encourage and support greater public awareness of current housing and community development needs in suburban Hennepin County.**

The County has reviewed the Agency Plan and certified that the Plan is consistent with the County's Consolidated Plan.

Use this section to provide any additional information requested by HUD.

10. Project-Based Voucher Program

- a. ☒ Yes ☐ No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. ☒ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- ☐ Low utilization rate for vouchers due to lack of suitable rental units
- ☒ Access to neighborhoods outside of high poverty areas
- ☒ Other (describe below:)

?? **Access to affordable units providing support services for targeted populations.**

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

# of Units	Development	Census Tract #
7	Vail Place	1225
18	Excelsior & Grand	229.01
20	Wayside House	221.02

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
x	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other	Annual Plan: Management

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	applicable assessment).	and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
x	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
x	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
	The results of the most recent fiscal year audit of the PHA conducted under the	Annual Plan: Annual

PHA Name:
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY 20__

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of St. Louis Park		Grant Type and Number Capital Fund Program Grant No: MN46P14450105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$50,000			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$25,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$8,000			
10	1460 Dwelling Structures	\$140,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collectivization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$223,000			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of St. Louis Park		Grant Type and Number Capital Fund Program Grant No: MN46P14450105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN144-001	Replace Roof	14 60	2	\$5,500				
	Replace Kitchen Cabinets	14 60	2	\$8,500				
	Replace Flooring	14 60	2	\$5,000				
	Reside	14 60	1	\$8,000				
MN144-002	Replace Cabinets	14 60	2	\$7,000				
	Replace Deck/Stairs	14 50	1	\$4,000				
	Replace Flooring	14 60	2	\$5,000				
MN144-004	Replace Roof	14 60	2	\$6,000				
	Replace Siding	14 60	2	\$15,000				
	Replace Cabinets	14 60	2	\$6,000				
MN144-005	Reside	14 60	2	\$20,000				
	Replace Kitchen Cabinets	14 60	2	\$8,000				
	Replace Deck/Stairs	14 50	1	\$4,000				
	Replace Roofs	14 60	2	\$6,000				
HA Wide	Replace Plumbing Fixtures	14 60	23	\$25,000				
HA Wide	Site Improvements	14 60	5	\$15,000				
HA Wide	Operating Budget	14 06	Lump Sum	\$50,000				
HA Wide	Hire A/E Services	14 30	Lump Sum	\$25,000				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of St. Louis Park		Grant Type and Number Capital Fund Program Grant No: MN46P14450105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of St. Louis Park			Grant Type and Number Capital Fund Program No: MN46P14450105 Replacement Housing Factor No:				Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MN144001	09/13/07			09/13/09			
MN144002	09/13/07			09/13/09			
MN144005	09/13/07			09/13/09			
MN144007	09/13/07			09/13/09			
HA Wide	09/13/07			09/13/09			

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Housing Authority of St. Louis Park				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
	Annual Statement				
MN144-001		\$85,000	\$35,000	\$20,000	\$20,000
MN144-002		\$45,000	\$50,000	\$60,000	\$60,000
MN144-004		\$15,000	\$15,000	\$25,000	\$25,000
MN144-005		\$50,000	\$30,000	\$50,000	\$50,000
MN144-007			\$65,000	\$5,000	\$5,000
HA Wide		\$45,000	\$30,000	\$60,000	\$60,000
CFP Funds Listed for 5-year planning		\$240,000	\$225,000	\$220,000	\$220,000
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<i>MN144001</i>	Replace roof, kitchen cabinets flooring siding, windows	\$85,000	<i>MN144001</i>	Replace siding, windows	\$35,000
Annual						
Statement	<i>MN144002</i>	Replace roof, driveways, windows	\$45,000	<i>MN144002</i>	Replace roof, driveways, windows	\$50,000
	<i>MN144004</i>	Replace driveways, boiler	\$15,000	<i>MN144004</i>	Replace boiler, roof	\$15,000
	<i>MN144005</i>	Replace siding, driveways	\$50,000	<i>MN144005</i>	Replace, driveway, siding,	\$30,000
	<i>HA Wide</i>	Operations	\$45,000			
				<i>MN144007</i>	Replace roof, driveways, siding, roof	\$65,000
				<i>HA Wide</i>	Operations	30,000
Total CFP Estimated Cost			\$240,000			\$225,000

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year 4 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>MN144001</i>	Replace siding, roof, cabinets plumbing fixtures , flooring, decks, driveways, landscaping, mechanical	\$20,000	<i>MN144001</i>	Replace siding, roof, cabinets plumbing fixtures , flooring, decks, driveways, landscaping, mechanical	\$20,000
<i>MN144002</i>	Replace siding, roof, cabinets, flooring decks, driveways, landscaping, mechanical	\$60,000	<i>MN144002</i>	Replace siding, roof, cabinets, flooring decks, driveways, landscaping, mechanical	\$60,000
<i>MN144004</i>	Replace siding, roofs, cabinets mechanical, plumbing, driveways, landscaping, flooring	\$25,000	<i>MN144004</i>	Replace siding, roofs, cabinets mechanical, plumbing, driveways, landscaping, flooring	\$25,000
<i>MN144005</i>	Replace siding, roof, cabinets, flooring decks, driveways, landscaping, mechanical	\$50,000	<i>MN144005</i>	Replace siding, roof, cabinets, flooring decks, driveways, landscaping, mechanical	\$50,000
<i>MN144007</i>	Landscaping, garage repair, flooring, appliances	\$5,000	<i>MN144007</i>	Landscaping, garage repair, flooring, appliances	\$5,000

<i>HA Wide</i>	Operations	\$60,000	<i>HA Wide</i>	Operations	\$60,000
Total CFP Estimated Cost		\$220,000			\$220,000

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: St. Louis Park	Grant Type and Number Capital Fund Program: MN46P14450104 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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☐ Original Annual Statement
☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 9/30/04 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	30,000.00		0	0
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	25,000		0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	8,000		0	0
10	1460 Dwelling Structures	157,761		0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	220,761		0	0

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: St. Louis Park	Grant Type and Number Capital Fund Program: MN46P14450104 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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☐ Original Annual Statement
☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 9/30/04 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: St. Louis Park		Grant Type and Number Capital Fund Program #: MN46P14450104 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN144001	Replace Roof	1460	1	1,500		0	0	
	Replace Kitchen Cabinets	1460	1	4,000		0	0	
	Replace Flooring	1450	1	3,000		0	0	
MN144002	Replace Deck Stairs	1450	1	4,000		0	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: St. Louis Park		Grant Type and Number Capital Fund Program: MN46P14450104 Capital Fund Program Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
<input type="checkbox"/> Original Annual Statement no:)								
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/04								
<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision)								
<input type="checkbox"/> Final Performance and Evaluation Report								
Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost			
	Replace Bedroom Windows	1460	110	80,000		0	0	
	Replace Flooring	1460	10	20,000		0	0	
	Replace Building Security	1460	1	20,000		0	0	
MN144005	Replace Roof	1460	1	3,000		0	0	
	Replace Kitchen Cabinets	1460	1	4,000		0	0	
	Replace Deck/Stairs	1450	1	4,000		0	0	
	Replace Siding	1460	2	20,000		0	0	
	Replace Flooring	1460	1	2,261		0	0	
HA-Wide	Operating Budget	1406	Lump Sum	30,000		0	0	
HA Wide	Hire A/E Services	1406	Lump Sum	25,000		0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: St. Louis Park Housing Authority		Grant Type and Number Capital Fund Program MN46P14450104 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MN144-001	9/13/06			09/13/08			
MN144-002	9/13/06			9/13/08			
MN144-005	9/13/06			9/13/08			
MN144-007	9/13/06			9/13/08			
HA Wide	9/13/06			9/13/08			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1:
Summary

PHA Name: St. Louis Park		Grant Type and Number Capital Fund Program: MN46P14450103 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement no:) <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:9/30/2004 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Revision #1	Revised	Obligated	Expended	
1	Total non-CFP Funds					

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: St. Louis Park	Grant Type and Number Capital Fund Program: MN46P14450103 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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☐ Original Annual Statement
☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending:9/30/2004 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
2	1406 Operations	50,000		50,000	50,000
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	34,680		34,680	30,731.06
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	105,942		47,793.69	28,382.22
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	190,622		132,473.69	109,113.28
21	Amount of line 20 Related to LBP Activities				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: St. Louis Park		Grant Type and Number Capital Fund Program #: MN46P14450103 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN144002	Repair/refinish entry doors, install new bathroom and bedroom doors as needed, install new closet doors, replace flooring, replace deck/stairs, replace obsolete plumbing fixtures.	1460	Lump Sum	97,942		39,793.69	28,382.22	
MN144001	Replace Obsolete Plumbing Fixtures	1460	Lump Sum	2,000		2,000	0	
MN144004	Replace Obsolete Plumbing Fixtures	1460	Lump Sum	2,000		2,000	0	
MN144005	Replace Obsolete Plumbing Fixtures	1460	Lump Sum	4,000		4,000	0	
HA Wide	Operations (Extraordinary Turnover Maintenance)	1406	Lump Sum	15,000		15,000	15,000	
HA Wide	Public Housing Operations/Non-routine maintenance	1406	Lump Sum	35,000		35,000	35,000	
HA Wide	Hire A/E Services	1430	Lump Sum	34,680		34,680	30,731.06	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: St. Louis Park			Grant Type and Number Capital Fund Program MN46P14450103 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Revision #1	Revised	Actual	Revision #1	Revised	Actual	
MN144-002	9/16/05			9/16/07			
MN144-005	9/16/05			9/16/07			
MN144-004	9/16/05			9/16/07			
MN144-001	9/16/05			9/16/07			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: St. Louis Park	Grant Type and Number Capital Fund Program: MN46P14450203 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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☐ Original Annual Statement
☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending:9/30/2004 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	37,991		0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	37,991		0	0

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: St. Louis Park	Grant Type and Number Capital Fund Program: MN46P14450203 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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☐ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 9/30/2004
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: St. Louis Park		Grant Type and Number Capital Fund Program #: MN46P14450203 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN144002	Repair/refinish entry doors, install new bathroom and bedroom doors as needed, install new closet doors, replace flooring, replace deck/stairs, replace obsolete plumbing fixtures.	1460	Lump Sum	37,991		0	0	
	(In addition to the 50103 CFP)							

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: St. Louis Park	Grant Type and Number Capital Fund Program: MN46P14450203 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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☐ Original Annual Statement
☐ Reserve for Disasters/ Emergencies
☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending:9/30/2004
☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost				Total Actual Cost			

**Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule**

PHA Name: St. Louis Park	Grant Type and Number Capital Fund Program MN46P14450103 Capital Fund Program Replacement Housing Factor #:						Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MN144-002	02/12/06			02/12/08			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary							
PHA Name: St. Louis Park				Grant Type and Number Capital Fund Program: MN46P14450203 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)							
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:9/30/2004 <input type="checkbox"/> Final Performance and Evaluation Report							
Line No.	Summary by Development Account			Total Estimated Cost			Total Actual Cost

Agency Plan Resident Advisory Board 2004/2005

Margaret Peabody
 8300 W. 31st Street, #111
 St. Louis Park, MN 55426

Katherine Marbury

6920 Eliot View
St. Louis Park, MN 55426

Falice Beverly
2738 Jersey Ave.
St. Louis Park, MN 55426

Rosalind Michele Mack
2531 Xylon Ave.
St. Louis Park, MN 55426

Leslie Davis
1349 Jersey Ave. #22
St. Louis Park, MN 55426
St. Louis Park Housing Authority
Fiscal Year End March 31, 2005

Housing Authority Vision Elements

Action Items

Five Year

One Year

The Community		
Desirable housing choices exist for families and individuals of all incomes.	a. Apply for 1 st Time Homebuyer funds in cooperation with MN housing Finance Agency, MN Cities Participation and	a. Provide a level of housing stock that meets the City's proportional share of the region's low and moderate-

	<p>Community Action Set-Aside Programs. Promote and encourage home buying and explore creation of mortgage tool that incorporates major rehabilitation/expansion with purchase.</p> <ul style="list-style-type: none"> b. Monitor the ongoing administration and utilization of project based developments. Renew contract for project-based units at Wayside House. c. Continue to partner with Habitat for Humanity, identifying suitable properties and assisting as needed. d. Encourage remodeling and maintenance of multi-family housing through the development, application and marketing of rehab loan products and CDBG funds. e. Continue administration of the Cedar Trails Housing Improvement Area and work with other homeowner associations interested in utilizing HIA as a resource to meet the housing rehab needs of condominium and townhouse developments. f. Publicize and market existing single family housing related services offered by the City. Explore creation of a revolving loan pool for ongoing single family rehab. g. Consider applying for additional "Fair Share" Section 8 units or other assisted housing resources based on community need, community goals and staff capacity to administer additional units. h. Work with landlords to promote acceptance of tenants with rental assistance. 	<p>income population.</p> <ul style="list-style-type: none"> b. Encourage private development of housing to accommodate employment growth.
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	<p>i. Explore the feasibility of partnering with West Hennepin Affordable Land Trust to create affordable homeownership opportunities utilizing the Land Trust model in St. Louis Park. Explore feasibility of townhouse and condominium land trust options.__</p> <p>?? Housing Summit continued through 2004 to review the cities housing goals and policies; 10 mtgs held. Public input received, final meeting held Jan 31st. Council approved Housing Goals at the March 7 City Council mtg.</p> <p>?? SLP participates in Hennepin County consortium to provide 1st time homebuyer mortgages.</p> <p>?? Section Project Based units at Excelsior & Grand (18), Vail Place (7) and Wayside House (20) fully occupied for 2004.</p> <p>?? SPARC has continued with reduced budget through the assumption of responsibilities by participating landlords and managers. Rehab and maintenance vendors continue to make presentations at the monthly SPARC meetings.</p> <p>?? Cedar Trails completed improvements funded under the City's first HIA designation. Wolf</p>	
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	<p>Lake Condominium Association still considering applying for an HIA designation. The Association is currently completing a physical needs assessment. An additional \$20,000 in 2004 CDBG funds designated to cover costs of administering additional Housing Improvement Areas. Staff met with Westmoreland regarding their interest in utilizing HIA financing; they are moving forward with required studies.</p> <p>?? “Rhodes Remodel” completed. 201 homes identified, 194 completed improvements, legal action initiated on 7. MHFA funds fully committed, program evaluation completed and Council endorsed repeating program every 4 years. Next citywide survey scheduled for spring/summer 2006.</p> <p>?? Staff has met with the Brookside developer and Habitat on the inclusion of one Habitat unit in the Brookside school. County awarded \$70,000 in AHIF funds towards affordable home ownership project.</p> <p>?? Staff has contracted with CEE to administer a transition loan program that the will promote expansion of existing homes.</p> <p>?? The City agreed to be the administrator for additional Shelter Plus Care units for</p>	
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	<p>Community Involvement Program – last year’s app for 4 units was funded – an app was submitted last month for an additional 4 units.</p> <p>?? Council approved the allocation of \$194,739 in CDBG funds for multi-family rehab.</p> <p>?? Staff dev. And Council approved comprehensive program with multiple components to facilitate expansion of existing homes – “Move Up In the Park” to promote single family home expansion.</p> <p>?? Multiple articles written in the Park Perspective, Sun Sailor and Star Tribune on HA’s new housing initiatives and financing products.</p>	
There is a balance of housing choices for households at all phases of the life cycle.	<p>a. Complete Housing Summit to review the status of housing in St. Louis Park, finalize and receive Council approval to adopt revised housing goals.</p> <p>b. Continue Home Renewal and Home Renewal “Lite” Program. Seek suitable cape cod for demonstration.</p> <p>c. Assist nonprofit and for profit developers who will work with the City on the acquisition, improvement and/or development of additional and/or non-traditional housing opportunities to meet the City’s diverse housing needs.</p> <p>d. Develop matrix of existing housing types to confirm benchmarks and use to evaluate future housing development.</p> <p>e. Complete and report on Home Sale Move Out Survey data analysis.</p>	<p>a. Continue to evaluate the need for housing rehab funds and new rehab programs.</p> <p>b. Encourage and facilitate home buying and other unique home ownership opportunities.</p> <p>c. Seek new non-traditional housing options to enable all demographic groups – including elderly-to remain in St. Louis Park.</p> <p>d. Based on the outcomes of the Housing Summit, pursue funds to develop and administer a variety of housing programs to meet identified needs.</p> <p>e. Maintain a balance of owned and rented housing consistent with the current 60% ownership and 40% rental mix.</p> <p>f. Promote the construction of large homes where feasible and appropriate and</p>

	<p>?? 1st Home Renewal Lite property completed and sold for near asking price.</p> <p>?? Tax forfeited property on Hampshire sold to developer for construction of large single-family house.</p> <p>?? Staff worked with MHFA, HUD and Bigos Management to preserve 32 Project-based Section 8 units at Lou Park. Bigos agreed to renew contract.</p> <p>?? Staff worked with developers of MN Rubber/Quadion site on possible affordable senior rental component, ultimately ended up as senior condominium units. Other housing projects scheduled to start construction include Aquila Commons Limited Equity Cooperatives and Park Summit Condominiums, both ownership.</p> <p>?? Housing Summit final meeting is held Jan. 31st. Housing Goals adopted by the City March 7. Housing goals related to housing production utilizes the creation of a matrix of various housing types in the city.</p> <p>?? 1st year of Home Sale Move-out Survey completed; results presented at final Housing Summit meeting.</p> <p>?? Excess Public Land Task force established to make recommendations to the council regarding the selling the properties for single-family home construction.</p>	<p>develop strategies to encourage expansion of existing homes.</p>
<p>St. Louis Park is a unique, safe, pedestrian- and transit-oriented community.</p>	<p><i>f. Incorporate livable communities' principles into policies and planning</i></p>	<p>a. Encourage quality remodeling and home additions through</p>

	<p><i>including downtown center; pedestrian, bicycle and public transit oriented development; strong neighborhoods and developments located with access to employment opportunities.</i></p> <p>g. Complete implementation of the citywide “Rhodes Remodel” program, closeout and evaluate program’s effectiveness at year end; determine value in developing ongoing tool for targeted deteriorated properties.-</p> <p>h. Assist with amendment of Comp Plan and negotiate revised Livable Community Goals.</p> <p>g. <i>Proposed Housing goal promotes the development of high-density housing along transit corridors.</i></p> <p>h. <i>Rhodes development completed, Council endorsed repeated program in four years (2006).</i></p> <p>i. <i>New Housing Goals currently being incorporated into comp plan, housing section of plan in process of being updated.</i></p>	<p>development educational activities and the provision of technical and design assistance for single-family home improvements.</p> <p>b. Seek new funding resources to support continuation of “Rhodes Remodel” program. _</p>
Agency Administration and Programs		
The public housing stock is well-maintained and a positive community asset.	<p>a. Continue to address maintenance deficiencies noted by HUD at the PHAS inspection and maintain properties at a level that ensures we meet the highest PHAS property inspection criteria. Explore ways to cut annual maintenance contract costs while maintaining properties at highest condition level.</p> <p>b. Implement improvements as noted in the public housing one-year and a five-year capital fund improvement plan utilizing</p>	<p>a. Maintain public housing properties in superior condition and evaluate need for changes in maintenance strategies, procedures and policies on an ongoing basis.</p>

	<p>the formula allocated Capital Improvement grant funds. Continue to enhance Plan, developing a comprehensive PH property condition inventory that includes all capital and equipment improvements/replacements regardless of funding source.</p> <p>c. Remodel and update maintenance space at Hamilton House.</p> <p>/// Work orders for PH units recorded on an ongoing basis and monitoring reports generated on a monthly basis. Preventive maintenance plan revised.</p> <p>/// Capital fund improvements implemented for 2004, Board approved CFP plan for 2005. HA consistently meets HUD required timelines for spend out of funds.</p> <p>/// Staff completed inspections in October/November on all PH scattered site and Hamilton House units. Work orders generated for all repairs.</p> <p>/// Renovation of maintenance and storage space at Hamilton House completed December 2004.</p>	
The Housing Authority is financially solvent and strives for greater financial capacity.	<p>d. Continue to undertake entrepreneurial activities consistent with the HA mission; monitoring of 4d properties, administration of Shelter Plus Care, etc.</p> <p>e. Continue to apply for available HUD funding to ensure a self-supported TRAILS program and seek funds to replace Public Housing Operating Budget contribution.</p>	<p>a. Seek other funding sources to supplement existing housing program resources.</p> <p>b. Diversify agency income sources including possible revenue producing ventures to support other activities.</p>

	<ul style="list-style-type: none"> f. Achieve and maintain adequate accounting systems and internal control procedures to comply with HUD audit requirements. g. Determine need to update HA investment policy. h. Develop budgets for agency programs that reflect prudent fiscal operation. Continue to review financial principles and policies related to HA reserve funds. i. Enhance financial monitoring of housing rehab programs; determine approach to ensure long-term viability of the Housing Rehab fund. Develop and implement plan for use of Housing Rehabilitation Fund as tool to meet housing goals. <p>HA HA continues administration of the Shelter Plus Care Program, received award for 4 additional units and recently applied for an additional 4.</p> <p>City Council City Council allocated \$21,300 in CDBG funds to support the FSS program due to the loss of PH and Section 8 grant funding.</p> <p>HA HA received a clean audit with no findings for FYE 3/31/2004.</p>	
The administration of Housing Authority programs is efficient, effective and productive.	<ul style="list-style-type: none"> a. Continue to “Rethink” our products, services and systems. Institute uniform policies across programs to improve specific management functions. Revise policies and procedures to reflect Congressional changes, HUD rules and procedural practices. 	<ul style="list-style-type: none"> a. <i>Continue to identify training and professional development opportunities for staff.</i> b. On an ongoing basis, evaluate and streamline procedures, revising outmoded or redundant systems.

	<ul style="list-style-type: none"> b. Continue to develop “monthly management reports” to track key program indicators needed for PHAS, SEMAP and Performance Measurement. c. Revise/update Public Housing Leasing and Occupancy Plan and Lease to reflect Congressional changes, HUD rules and procedural practices. d. <i>Continue to operate the PH program in a manner that maintains HUD “high performer” status.</i> e. <i>Maintain a PH occupancy level of 98% while continuing to perform complete and consistent screening of applicants.</i> f. <i>Maintain “high performer” status under HUD’s Section 8 Management Assessment Program (SEMAP).</i> g. <i>Maintain Section 8 program utilization rates at an average of at least 98% or greater.</i> h. <i>Review Section 8 staff capacity to manage additional portability voucher units and additional Fair Share vouchers or Shelter Plus Care vouchers.</i> HA <i>HA designated as high performer under both PHAS and SEMAP assessment programs.</i> Section 8 <i>Section 8 overall utilization 100.3% for FYE 2005</i> PH <i>PH occupancy for FYE 2005 - 99%.</i> 	
The Housing Authority has a good professional image as a developer, property manager and policy maker in St. Louis Park.	<ul style="list-style-type: none"> i. <i>Continue to pursue community outreach opportunities such as the Home Remodeling Fair.</i> j. <i>Enhance the information related to City housing programs provided on the</i> 	<ul style="list-style-type: none"> a. Develop HA Annual Report. (in conjunction with a Community Development Department Annual Report) b. <i>Identify and undertake new public relations activities.</i>

	<p><i>City's web site.</i></p> <p>k. <i>HA staff, Board and residents work to be good neighbors, e.g., more active with neighborhood associations.</i></p> <p>l. <i>Implement public process to provide input on Housing Summit goals and strategies.</i></p> <p>/// <i>Staff continues to participate on planning committee for the annual home-remodeling fair.</i></p> <p>/// <i>HA staff attended annual Neighborhood Association leader's forum; provided information on housing rehab programs.</i></p> <p>/// <i>Staff held 10 focus groups obtaining input from the public on the Housing Summit goals. An article and survey were printed in the Park Perspective; 400+ surveys received.</i></p>	<p>c. <i>Strengthen neighborhoods and neighborhood amenities to encourage residents to stay and reinvest in St. Louis Park.</i></p>
The Agency as Partner		
The Housing Authority seeks opportunities to work in partnership with for-profit and nonprofit organizations to address housing needs in St. Louis Park	<p>a. <i>Continue to participate in NAHRO, Metropolitan Interfaith Council on Affordable Housing, Multi-Housing-Association, and,-other housing related organizations etc.</i></p> <p>b. <i>Seek opportunities to collaborate with nonprofit and for profit developers to expand home improvement programming, resources and financing options.</i></p> <p>c. <i>Serve as an active Board member on the Meadowbrook Collaborative Board. Support council appointed Board member to Louisiana Court Board of Governors.-</i></p>	<p>a. <i>Seek further opportunities to collaborate on nonprofit and government planning efforts regarding housing in the community.</i></p> <p>b. <i>Actively seek opportunities for connections with the business and for-profit real estate communities.</i></p>

	<p>d. Meet with Louisiana Court PPL management staff to address issues related to the financial status and ongoing management of the MHOP units and the development in general.</p> <p>e. As participant of the Family Services Collaborative, Housing Subcommittee, apply for grant to implement social service Resource Fair for all multi-family owners in the City.</p> <p>/// Staff continues to serve as a member of the Meadowbrook Collaborative Board and the Family Services Board. Staff also participates on the NORC community advisory committee and attends quarterly metro housing meetings.</p> <p>/// Staff meets with Louisiana Court management staff on a regular basis to address management issues related to MHOP units and dev. in general, also regularly attends weekly meetings with police department staff. Staff has coordinated the review of PPL's management of the development and participated in the selection of new a management company.</p> <p>/// As part of the Family Services Board, staff planned and helped facilitate a Landlord resource fair that held in January 2005.</p>	
The Housing Authority has a strong relationship with the City Council, City staff and the citizens of St. Louis Park.	f. Complete the Housing Summit process to review the status of housing in St. Louis Park and review current housing	a. <i>Continue to partner with Police, Fire, Inspections and other departments regarding building safety, criminal</i>

	<p>goals, policies and strategies.</p> <p>g. <i>In collaboration with the Inspections Department, create a homeowner's manual and create a list of most frequently cited items on the "Point of Sale" inspections. Continue discussions with the City Planning and Inspections staff on areas for collaboration.</i></p> <p>h. Continue to collaborate with the Police Department to support the St. Louis Park Rental Coalition (SPARC) and serve as Community Development staff liaison to the Coalition; Seek funding to support ongoing SPARC activities.</p> <p>i. Work with neighborhood associations to address housing related issues. Identify neighborhood and work with Neighborhood Association on targeted neighborhood revitalization effort.</p> <p>j. Continue to identify activities to better market City housing-related programs to the residents of St. Louis Park.</p> <p>k. Participate in Mayor's Senior Summit.</p> <p>/// Housing Summit implemented in the spring of 2003. 10 meetings held; last meeting held Jan. 31st, 2005. Goals were presented to the Council for adoption 3/07.</p> <p>/// Staff continues to collaborate with the police department to coordinate and plan the SPARC monthly meetings. Approx. 18 landlords/property managers attend on a regular basis.</p> <p>/// Marketing of housing rehab programs through utility bills,</p>	<p><i>screening, and tenant education.</i></p>
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	<p>Sun Sailor, remodeling fair, neighborhood assoc. meetings, SPARC, the City WEB page, Star Tribune.</p> <p>/// Staff participated on the housing panel for the Mayor's Senior Summit.</p> <p>/// Information on the rental assistance programs is available on the HousingLink WEB site.</p>	
Our Residents		
Current and past residents of subsidized housing have improved their economic status and are less dependent on public assistance.	<p>a. Continue to administer the Trails family self-sufficiency program, seek "permanent" funding sources for TRAILS.</p> <p>b. Investigate role of HA and opportunities for linking to programming by community supportive services organizations.</p> <p>/// TRAILS program continues serving an average of 40 participants. Council has allocated CDBG funding to fully fund program through June 2006.</p> <p>/// The HA partnered with Vail Place to provide support services to assist SLP's seniors to continue to reside in their own homes and in the community.</p>	<p>a. Seek long-term opportunities to partner regarding referral and delivery of self-sufficiency services.</p> <p>b. Act as advocates to make referrals and encourage self-advocacy in residents and flexibility among landlord and employers.</p>
Residents unable to achieve economic independence because of age, disability or circumstance have improved their quality of life and are contributing members of the community.	<p>c. Help tenants through referral and advocacy to strengthen their relationships with local service organizations.</p> <p>d. Continue to seek alternative funding to sustain social service coordination staff at Hamilton House.</p>	<p>a. Consider policies to address any unique needs of these populations.</p> <p>b. Continue acceptance and limited financial support of transitional housing programs for specialized groups.</p>

	HA HA partnered with Vail Place to provide on-site social service coordinator services at Hamilton House, temporary funding provided by CDBG funds.	
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Updated 05/06/2005